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**S-3152**  
**PARAMOUNT-LAKESHORE**  
**Authorization to File Belated Primary Approval Extension**  
**Request**

**STAFF REPORT**  
**May 31, 2012**

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**S-3152**

**PARAMOUNT-LAKESHORE**

**Authorization to File Belated Primary Approval Extension Request**

**Staff Report**  
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**REQUEST MADE, PROPOSED USE, LOCATION:**

The developer, RBT Development, LLC (represented by Vester & Associates), is seeking authorization to file a belated request for a second 2-year primary approval extension. The first was granted March 21, 2007 (now expired). The preliminary plat covers a 6-lot (5 blocks and 1 outlot) commercial subdivision on 31 acres, located on the north side of US 52, approximately 1/4 mile west of Morehouse Rd., Wabash 2 (NE) 23-5.

**STAFF COMMENTS**

Construction plans for the entire plat were approved in January 2003. The roads and other infrastructure have been installed. In June 2003, a final plat was recorded to cover just the right-of-way. These roads provide primary access for three existing subdivisions to the north (Lakeshore, Baywater Townhomes, and Campus Suites) and two lots in this plat recorded in September 2007.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

**STAFF RECOMMENDATION:**

Approval to authorize the filing of the belated extension request.

*If authorized, the developer will file the belated request to be placed on the June 20<sup>th</sup> APC meeting agenda.*